



"Your One Stop Real Estate Shop"

LAND & TIMBER | RESIDENTIAL | COMMERCIAL | OIL & GAS

- * ONLY \$65,000.00
- * 5.58 acres +/-
- * WLSD— Brookhaven, MS
- * Beautiful Homesites!

Country Living at it's BEST!!!

Gently Rolling 5.58 ac +/- w/ Multi Homesites!!!

- Will-Divide
- Owner Financing Available
- Improved Homesites
- West Lincoln School District "WLSD"
- Easy Access to HWY 84 and I-55
- Lite Deed Restrictions may apply
- 332 Cripple Lane, Brookhaven, MS 39601



Gary W. Stewart

MOBILE: 601-757-3009

gwstewart@4cornerprop.com

Office: 601-952-2828

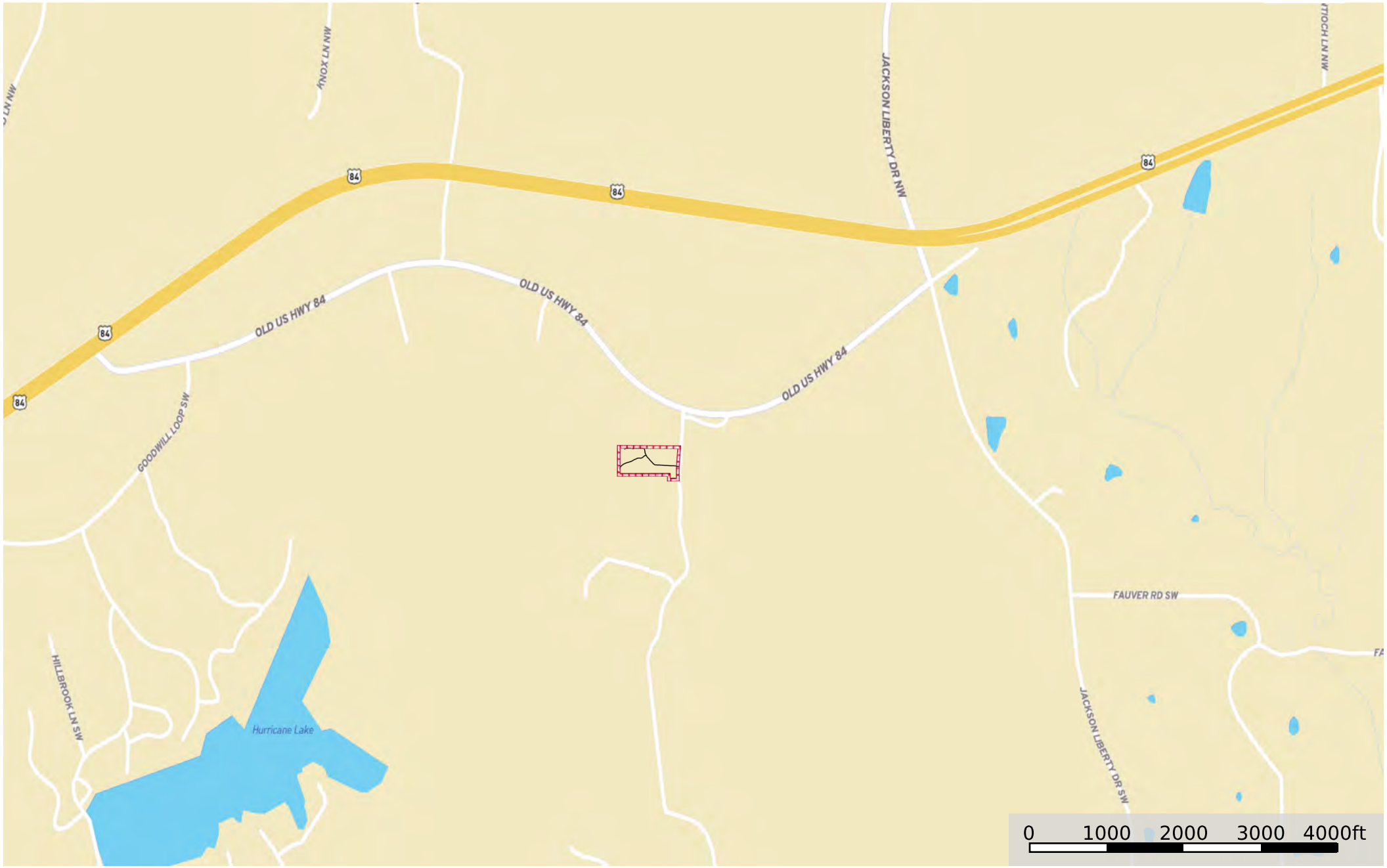
Fax: 601-510-9446

www.4cplandandhomes.com



Lincoln 5.58

Lincoln County, Mississippi, 5.58 AC +/-



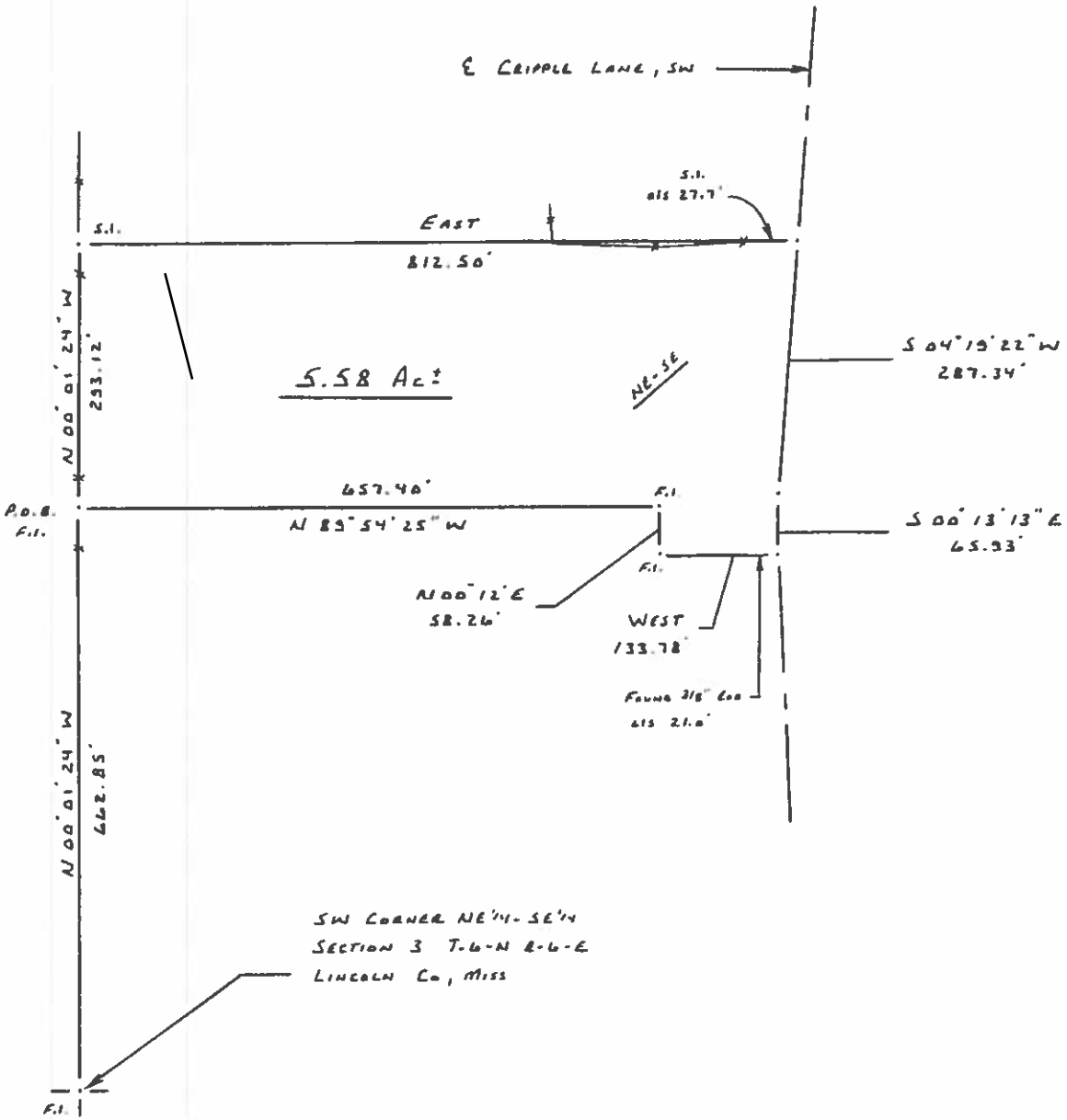
Track Boundary

Owner-Broker
Will Sub-divide

F.I. FOUND 120W 1/2" 800

S.I. SET 120W 1/2" 800

* FENCE



FREEMAN SURVEY
Class "B" Survey

A parcel of land containing 5.58 acres, more or less, situated in the NE 1/4 of the SE 1/4 of Section 3, Township 6 North; Range 6 East, Lincoln County, Mississippi.

Bearings referenced to true North established by Solar Observation.

Deed reference: Cause #2016-0198.

SEC. 3, T-6-N; R-6-E

DATE: 11-12-2021

SCALE: 1" = 200'

BENCHMARK SURVEYING, INC.
1107 Monticello Street, NE
Brookhaven, MS 39601
(601) 833-6116

FREEMAN SURVEY

Class "B" Survey Property Description

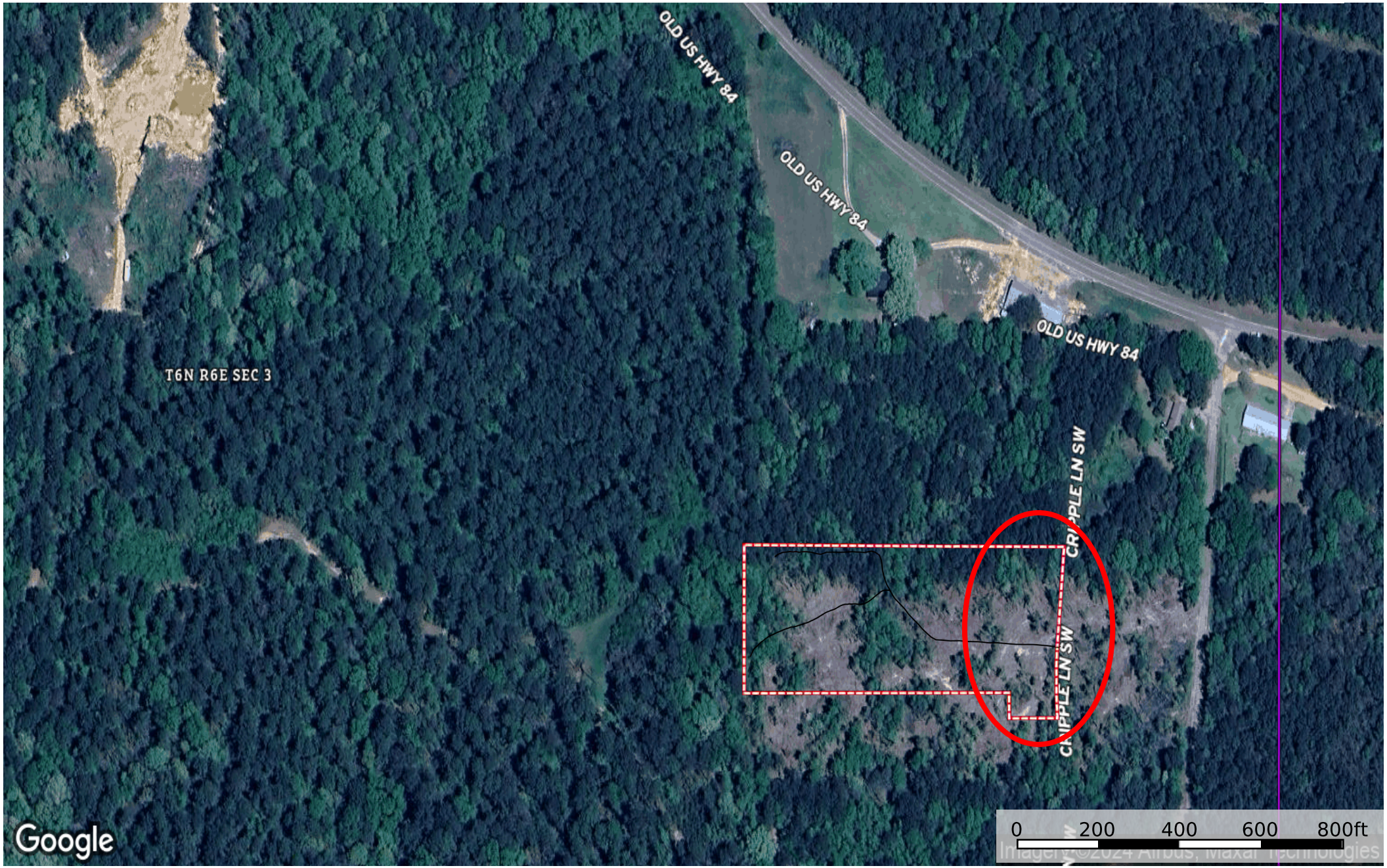
A parcel of land containing 5.58 acres, more or less, situated in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 3, Township 6 North; Range 6 East, Lincoln County, Mississippi and being more particularly described as follows:

Commencing at a $\frac{1}{2}$ " rod marking the SW Corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, run thence N00-01-24W 662.85 feet to a $\frac{1}{2}$ " rod marking the NW Corner the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ & the POINT OF BEGINNING.

1. Thence run N00-01-24W 293.12 feet along the west boundary of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ to a $\frac{1}{2}$ " rod
2. Thence run East 812.50 feet along the south boundary of the North 7.0 acres, more or less, of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ to the centerline of Cripple Lane, SW ($\frac{1}{2}$ " rod offset 27.70 feet)
3. Thence run along said road, S04-19-22W 287.34 feet
4. Thence run along said road, S00-13-13E 65.93 feet ($\frac{3}{8}$ " rod offset 21.0 feet)
5. Thence run West 133.78 feet to a $\frac{1}{2}$ " rod
6. Thence run N00-12E 58.26 feet to a $\frac{1}{2}$ " rod marking the NE Corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$
7. Thence run N89-54-25W 657.40 feet to the POINT OF BEGINNING.

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Lincoln County, Mississippi, 5.58 AC +/-



T6N R6E SEC 3

OLD US HWY 84

OLD US HWY 84

OLD US HWY 84

CRIPPLE LN SW

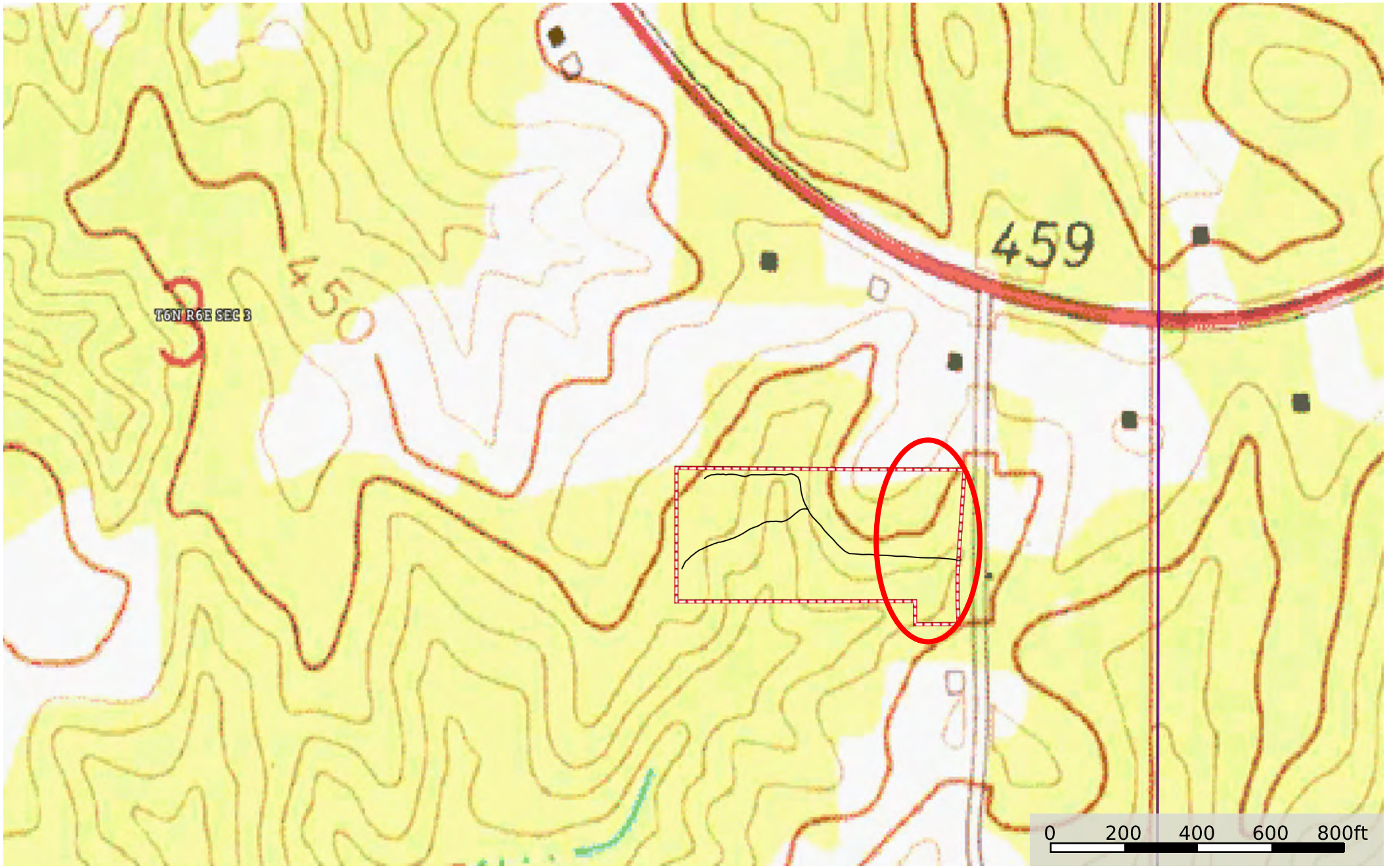
0 200 400 600 800ft

Track Boundary

**Owner-Broker
Will Subdivide**

id. The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

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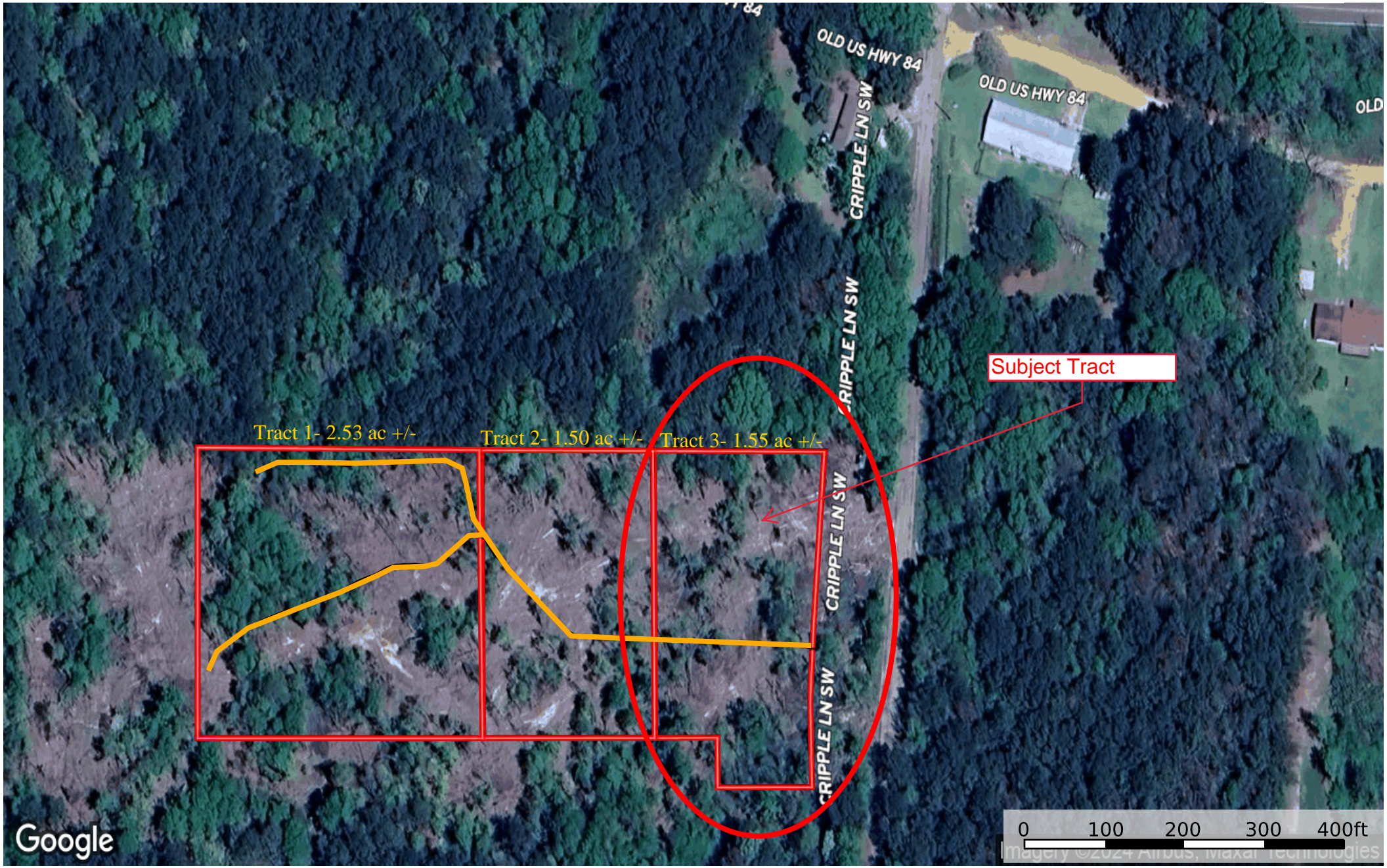
— Track ▭ Boundary

**Owner-Broker
Will Subdivide**

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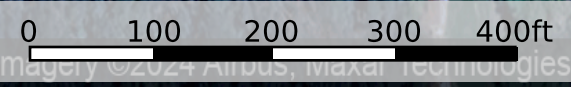
Subject Tract

Tract 1- 2.53 ac +/-

Tract 2- 1.50 ac +/-

Tract 3- 1.55 ac +/-

Google



- Track
- Boundary
- Boundary

Owner-Broker
Will Subdivide